

144.0

Map

0010

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 604,400 /

USE VALUE: 604,400 /

ASSESSED: 604,400 /

Total Card /

Total Parcel

604,400

604,400

604,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Owner 1:	TALANIAN GAAR & LORI				
Owner 2:					
Owner 3:					
Street 1:	49 OLDHAM RD				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	OROSAN JENNIFER L -		
Owner 2:	-		
Street 1:	60 HIGH HAITH ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 4,268 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Aluminum Exterior and 924 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4268		Sq. Ft.	Site		0	80.	1.28	9									438,433						438,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4268.000	166,000		438,400	604,400
Total Card	0.098	166,000		438,400	604,400
Total Parcel	0.098	166,000		438,400	604,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	654.11	/Parcel:	654.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	166,100	0	4,268.	438,400	604,500	604,500	Year End Roll	12/18/2019
2019	101	FV	149,400	0	4,268.	411,000	560,400	560,400	Year End Roll	1/3/2019
2018	101	FV	147,700	0	4,268.	339,800	487,500	487,500	Year End Roll	12/20/2017
2017	101	FV	147,700	0	4,268.	312,400	460,100	460,100	Year End Roll	1/3/2017
2016	101	FV	147,700	0	4,268.	285,000	432,700	432,700	Year End	1/4/2016
2015	101	FV	144,100	0	4,268.	279,500	423,600	423,600	Year End Roll	12/11/2014
2014	101	FV	144,100	0	4,268.	259,800	403,900	403,900	Year End Roll	12/16/2013
2013	101	FV	144,100	0	4,268.	247,200	391,300	391,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OROSAN JENNIFER	75123-41		7/15/2020		585,000	No	No		
SAVIANO DAGMAR	53606-140		9/29/2009		370,000	No	No		
SAVIANO DAGMAR	32241-28		2/15/2001	Family		1	No	No	
	9874-527		1/1/1901				No	No	N

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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SAVIANO DAGMAR	53606-140		9/29/2009		370,000	No	No		
SAVIANO DAGMAR	32241-28		2/15/2001	Family		1	No	No	
	9874-527		1/1/1901				No	No	N

PAT ACCT.

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SAVIANO DAGMAR	32241-28		2/15/2001	Family		1	No	No	
	9874-527		1/1/1901				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
10/1/2018	TTL REFUSAL	HS	Hanne S
1/22/2009	Measured	336	PATRIOT
1/29/2000	Inspected	263	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

